
From: Miyamoto, Faith
To: 'Ralph.I.Morita@hawaii.gov'
CC: 'Judy Aranda'; Zaref, Amy; Iwata, Jerry
Sent: 8/17/2010 9:18:20 AM
Subject: RE: Aloha Stadium - Honolulu High-Capacity Transit Corridor (HHCTC) Project / Follow-Up on Metes and Bounds Map for ROW Alignment Easement and CCH-DTS Conceptual Plans for Proposed Developments on the Kam Lot
Attachments: 02-Site Plan-11x17.pdf; 03-Ground Plan-11x17.pdf; 04-Platform Plan-11x17.pdf; 06-Perspective View 2-11x17.pdf; 08-Perspective View 4-11x17.pdf; Aloha Stadium Station - Paving Plan Park-and-Ride -- Architectural Site Plan (2).pdf

Hi Ralph –

Attached are some of the information that you requested in your June 10, 2010 email message.

1. We do not have a metes and bounds map for the ROW alignment easement within the Aloha Stadium parcels. It was my understanding that the map that we previously provided was sufficient for the NPS to make its determination that the transit use of the property was in keeping with the intended recreational use.
2. Attached are architectural plans for the Aloha Stadium Station.
3. In response to your question regarding use of the Kamehameha Lot on stadium event days, the City will agree to notify all commuters who use the park-and-ride lot that, on days when a stadium event is to take place for which the Kamehameha Lot is needed, they will need to exit the lot prior to a predetermined time before the event or face an exit charge equivalent to the event parking fee. The Stadium and City will agree each year to a list of events that can be reasonably expected to require the use of the Kamehameha Lot so that plans can be made in advance of each of them to make the commuting public aware of the parking restriction.

Please let me know if you need any more information for the NPS concurrence. Thanks for your help.

Faith Miyamoto

From: Ralph.I.Morita@hawaii.gov [mailto:Ralph.I.Morita@hawaii.gov]
Sent: Thursday, June 10, 2010 12:04 PM
To: Miyamoto, Faith
Cc: Russ.K.Saito@hawaii.gov; ErnestLau@hawaii.gov; chris.kinimaka@hawaii.gov; david.c.deponte@hawaii.gov; Morris.M.Atta@hawaii.gov; Gavin.G.Chun@hawaii.gov
Subject: Re: Aloha Stadium - Honolulu High-Capacity Transit Corridor (HHCTC) Project / Follow-Up on Metes and Bounds Map for ROW Alignment Easement and CCH-DTS Conceptual Plans for Proposed Developments on the Kam Lot

Faith Miyamoto (CCH-DTS; telephone no. 768-8350) FYI: as follow-up to the e-mail message sent on 6/09/10 (under separate transmission), DAGS-Planning Branch (PB) requests additional background reference info (listed below) be provided for incorporation into the revised easement document:

1. The most current metes and bounds map (if available) for the "right-of-way (ROW) alignment" easement within the Aloha Stadium parcels that the CCH-DTS will need for development of the Honolulu High-Capacity Transit Corridor (HHCTC) project.
2. [Based on the CCH-DTS presentation made on February 24, 2010, to DAGS and Aloha Stadium staff] The most current conceptual plans for proposed CCH-DTS developments on the Kam Lot, which include "foot prints / floor plan layouts / elevations" for the:
 - Overhead rail transit station (ground level and 2nd Floor).
 - Bus transfer station (ground level).
 - Pedestrian mall.
 - Bus loading and unloading areas (within the parking lot area).

- Entry and exit driveways / interior circulation roadway / paved and striped parking stalls for daily "Park-and-Ride" operations.
- [Only if applicable] Any proposed CCH-DTS provisions that will be provided for collection of Kam Lot parking stall fees on the days of Aloha Stadium scheduled events.

[GENERAL QUESTION: **If the CCH-DTS were to reimburse the Aloha Stadium management for "loss of parking stall revenues" resulting from the proposed ROW alignment, would the CCH-DTS be willing to consider a lease agreement for the proposed ROW alignment in lieu of an easement for that purpose?**]

After receipt of all requested background reference info from CCH-DTS, DAGS-PB anticipates (general overview) the "next steps" to be done will involve (but not be limited to):

[NOTE: The anticipated "next steps" to be done are subject to follow-up coordination with State Comptroller Russ Saito; DAGS-Public Works Division (PWD) staff; Aloha Stadium management staff; and DLNR staff]

1. [Based on CCH-DTS "clarifications" and additional background reference info provided] DAGS submittal of a revised draft easement document (or draft lease agreement document) for the proposed ROW alignment within Aloha Stadium parcels (which is acceptable to DAGS / Aloha Stadium / CCH-DTS) to the U.S. National Parks Services (NPS) for review comments or concurrence approval **[NOTE: NPS concurrence approval is needed to ensure the revised draft easement document (or draft lease document) is "in compliance" with Federal deed restrictions and/or Federal requirements for the Aloha Stadium parcels involved.]**
2. [Subject to NPS concurrence approval on the revised draft easement document (or draft lease document)] DAGS administration submittal of a request (on behalf of the Aloha Stadium management) to the DLNR administration for processing of BLNR authorization to pursue execution of a finalized easement document (or a finalized lease document) for this purpose.
3. [Subject to BLNR authorization] DAGS / Aloha Stadium / DLNR (????) and CCH will then execute the finalized easement document (or finalized lease document) for this purpose.

Please call me at 586-0500 if there are any questions on this matter; Thanks; Ralph Morita, DAGS-PB, Chief